

**MINUTES OF THE  
AUBURN CITY PLANNING COMMISSION MEETING  
MARCH 4, 2008**

The regular session of the Auburn City Planning Commission was called to order on March 4, 2008 at 7:12 p.m. by Chairman Smith in the Council Chambers, 1225 Lincoln Way, Auburn, California.

**COMMISSIONERS PRESENT:** Merz, Spokely, Thompson, Worthington, Chrm. Smith

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Reg Murray, Senior Planner; Lance Lowe, Associate Planner; Sue Fraizer, Administrative Assistant

**ITEM I: CALL TO ORDER**

**ITEM II: APPROVAL OF MINUTES**

None.

**ITEM III: PUBLIC COMMENT**

None.

**ITEM IV: PUBLIC HEARING ITEMS**

- A. Lot Split - 241 Foresthill Avenue (Thornton Lot Split)- File LS 07-3.** The applicant requests approval of a Tentative Parcel Map to subdivide an existing .34 acre parcel (14,910 square foot) into two parcels of 7,263 (Parcel 1) and 7,647 square feet (Parcel 2). All improvements on the site are existing consisting of three single family dwellings and related utilities.

Planner Lowe gave the staff report. Three single family dwellings exist on the property. The applicant proposes to retain the residence on Parcel 2 and rent the two houses on Parcel 1. Planner Lowe provided details about the project, including access, drainage and grading, parking, utilities and tree impacts. As conditioned, the applicant will be required to upgrade the driveway connection and add additional parking spaces. A maintenance agreement will be required to maintain the common driveway.

As a point of clarification, the property has existing curb and gutter, and the applicant will be installing a sidewalk. The lots created by the Tentative Parcel Map meet the minimum lot size requirement of 7,000 square feet. However, the side and rear setbacks for each of the existing residences do not comply with the current City zoning standards, and are therefore considered "legally non-conforming". No new construction is proposed.

Comm. Spokely asked about existing water meters.

Planner Lowe explained that separate utility services already exist.

Comm. Worthington asked for clarification about the new property lines, which Planner Lowe provided.

The public hearing was opened. There were no comments from the audience.

Bernie Schroeder, Public Works Engineering Division Manager explained that frontage improvements are being required. The City is very aware of sewer service lines in older areas of the city. Separate service lines are required, per the plumbing code, and the Public Works Department is making sure that the lines are competent.

The public hearing was closed.

Comm. Thompson **MOVED** to:

Adopt Planning Commission Resolution No. 08-3 to approve the Thornton Lot Split (File LS 07-3) as presented.

Comm. Merz **SECONDED**.

AYES:	Merz, Spokely, Thompson, Worthington, Chrm. Smith
NOES:	None
ABSTAIN:	None
ABSENT:	None

The motion was approved.

**B. Second Residential Units Ordinance Amendment.** The City of Auburn proposes to amend the Auburn zoning ordinance relating to second residential units. The Second Residential Units ordinance would amend Sections 159.325 et seq by establishing standards and criteria for the development of second residential units.

Planner Murray gave the staff report. In 2002, a bill was adopted which encouraged the creation of second units. The bill went into effect in 2003. The City's existing ordinance requires a conditional use permit to allow a second unit in the single-family residential zone district. This requirement is contrary to the adopted State code, therefore the City of Auburn has been using the State requirements for permitting second residential units.

Staff proposes to amend the City's second unit ordinance and eliminate the requirement for the use permit. Planner Murray reviewed the key features that the new ordinance will include.

The Planning Commission's comments and recommendations will be forwarded to the City Council for their review and consideration.

Comm. Worthington asked for clarification about the difference between a second unit and an accessory building.

Planner Murray replied that an accessory building can be larger than a second unit. A second unit is living space, and an accessory building is not.

Comm. Worthington asked for clarification about the square footage allowed for living space and garage space in the case of a two-story unit with the garage below the living space.

Planner Murray replied that 400 square feet is allowed for a garage, and 640 square feet is allowed for the living area.

Comm. Worthington expressed her appreciation for the requirement that the second living unit conform in design, materials and colors to those on the existing main living unit. She asked if this is subject to approval by staff.

Planner Murray replied that this review and approval will be done by staff. This would apply to either an attached or a detached second residence.

Comm. Spokely asked if there are any provisions that would dis-allow lot splits to occur once a second unit is constructed.

Planner Murray replied that a lot split would be allowed as long as the lot split was in compliance with the City's standards.

Chrm. Smith asked if the current maximum size allowed for a detached second unit is 1,200 square feet, as is the State standard, or if it is 1,000 square feet.

Planner Murray replied that the maximum square footage allowed for a detached second unit in the City is 1,000 square feet since the maximum square footage for an accessory building is 1,000 square feet. Planner Murray also noted that the amended standard allows for a maximum size of 640 square feet, though for properties greater than 20,000 square feet in size, detached second units can be 1,000 square feet.

Comm. Spokely asked if the setbacks are reduced for a second unit as compared to a single residence.

Planner Murray replied that the setbacks are the same for a single dwelling or a second residence.

Comm. Thompson **MOVED** to:

Adopt Planning Commission Resolution No. 08-5  
recommending that the Auburn City Council adopt the  
Second Residential Units Ordinance Amendment as  
presented.

Comm. Spokely **SECONDED**.

AYES: Merz, Spokely, Thompson, Worthington, Chrm. Smith  
NOES: None  
ABSTAIN: None  
ABSENT: None

The motion was approved.

**ITEM V: COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS**

- A. City Council Meetings  
The Floradale Lane appeal will be heard on Monday, March 10, 2008. The Auburn Bluffs appeal was denied at the February 25, 2008 meeting.
- B. Future Planning Commission Meetings  
A meeting is planned for March 18, 2008.
- C. Reports  
None.

**ITEM VI: PLANNING COMMISSION REPORTS**

None.

**ITEM VII: FUTURE PLANNING COMMISSION AGENDA ITEMS**

None.

**ITEM IX: ADJOURNMENT**

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Susan Fraizer, Administrative Assistant